

Regular Planning Commission Meeting  
August 14, 2003  
7:04 p.m.

Members in attendance were as follows: Larry Gardner, Rick Fisher, Frank Wilson, Jeff Dobson, Willis Wells, Rob Pease, Bob Haines, Joe Rossi and Charles Knapper.

Staff present were Mike Delvizio, and Richard Woodroof, Jr.

Agenda Item I - Meeting called to order by Frank Wilson at 7:04 p.m.

Agenda Item II - Pledge of Allegiance

Agenda Item III - Approval of Minutes

Motion by Willis Wells to approve minutes, second by Rick Fisher. Passed Unanimously.

Agenda Item IV - Citizen Comments – No Citizen Comments

Agenda Item V – Final Approval of Subdivision Regulations

Mike Delvizio went over the latest revisions in the proposed subdivision regulations which included the following:

Private Roads: Private roads built in SR and UR zoning are to be built to Town standards. A road standard with shoulder and ditch will be inserted for approved private roads in the ER zoning. A note on the final plat and deed restriction stating that maintenance of the road is the property owner's responsibility will be required.

Curbs: Mountable curb with gutter is the town standard in SR and UR Zoning. Extruded mountable curb can be used in ER zoning only.

Cul-de-sac: The local residential cul-de-sac paving typical detail will show a 110' wide right-of-way diameter and interior island diameter of 50'. The curb around the interior island can be an extruded mountable curb.

Page V-27, 5.6.3 Fire Protection- Fire Hydrants shall have a cut-off valve installed in the lead line from the main to the hydrant.

Page V-28, 5.6.3 Fire Protection- For subdivisions that have roadways that serve more than 60 dwelling units, two or more ingress/egress routes for emergency vehicles should be provided when possible.

For 1 and 2 family dwellings, the minimum fire flow shall be 1,000 gpm at a minimum flow duration of 2-hours. In certain circumstances a different fire flow may be permitted by the Town Engineer, Town Codes Official and the Fire Chief, based upon showing that a reduced fire flow is justified and reasonable.

A reduction in the required fire flow, for single family dwellings, of 50%, but the fire flow shall not be less than 500 gpm, as approved, is allowed where the dwellings in a subdivision or distinct phase are voluntarily equipped with an approved automatic fire sprinkler system in accordance with the latest edition of NFPA 13D, Standard for the Installation of Sprinkler System in One and Two Family Dwellings and Manufactured Homes.

Where the dwellings in a subdivision or distinct phase are voluntarily equipped with an approved automatic fire sprinkler system in accordance with the latest edition of NFPA 13D, Standard for the Installation of Sprinkler System in One and Two Family Dwellings and Manufactured Homes, the fire

hydrants may be spaced no more than 1,000 feet apart and so noted on the final plat that all dwellings shall have sprinklers installed in accordance with the above referenced standard.

Plans and specifications for fire hydrant location, spacing and type shall be approved by the Town Engineer, Town Codes Official and Fire Chief of the Nolensville Volunteer Fire Department or their Designees.

Page V-29, 5.6.5(a). Lot areas must be in excess of five acres and is only permitted in the ER Zoning District.

Page V-32, 5.9.2(c)- The street lights shall be MTEMC standard Acorn Style Fixture and 16' Decorative Pole.

Page V-36, 5.15.1- Proposed commercial or industrial parcels shall be suitable in area and dimensions to the types of commercial or industrial development anticipated, and shall conform to all requirements of these Subdivision Regulations and Zoning Ordinance.

Page V-37, 5.15.4- Special requirements may be imposed by the Planning Commission with respect to the installation of public or private utilities, including fire protection, water, sewer, solid waste and storm drainage.

Motion by Joe Rossi to approve the subdivision regulations as amended, second by Bob Haines. Passed Unanimously.

#### Agenda Item VI – New Business

##### (a) Comprehensive Plan Review and Comments.

Motion by Rick Fisher to defer review of the Comprehensive Plan to next meeting, second by Bob Haines. Passed Unanimously.

#### Agenda Item VII – Old Business

(a) Annexation Review- Mayor Charles Knapper reviewed Public Chapter No. 1101, passed by state legislature on May 19, 1998, which mandates an urban growth plan be established, for each municipality in Tennessee. As a result of Public Chapter No. 1101, state law required Nolensville to develop a 20-year urban growth plan and was given jurisdiction over the growth plan area. The proposed annexation area is a portion of the 20-year growth plan area that will be immediately affected by the Metro sewer line being installed in this area. After discussing the issues of services to be provided for the proposed annexation area, he requested written recommendations pertaining to the proposed annexation area. The recommendations are to be the commission's opinions of the feasibility of the Town meeting the services required for the proposed annexation area. The Planning Commission has a maximum of 90 days to return their written recommendations.

(b) GC Landscaping Company Site Plan- Staff member Colette Meehan, who had reviewed the site plans, was not available for the meeting and no one from GC Landscaping was present at the meeting.

(c) Ballenger Farms Site Plan Review- Mike Anderson, Bob Allen and Chance Allen were present to discuss the proposed OSD development. Phase 1 contains 45 lots, which is the number of sewer taps available for the development at this time. Phase 1 contains approximately 19 acres to be developed at this time with the additional purchase of 17 acres for phase 2. This will comprise the first 36 acre purchase from the 121 acre total proposed development. Staff commits were pertaining to tree density on the Landscaping Plan and a general note for drainage easements where phase 1 stormwater drainage structures and flows are conveyed across portions of the proposed phase 2 section. Rob Pease asked if the lot front setback could be changed from 15' to

25' on the lots, which was agreed upon. Jeff Dobson asked if future sections could provide more access points to the open space area so that residents could more readily use the open space.

Motion by Rick Fisher to approve Ballenger Farms Phase 1 with the following conditions;

1. Revise the Landscaping Plan to meet or exceed the 14 unit per acre tree requirement.
2. Revise the Landscaping Plan to show one street tree per 50' of road.
3. Front lot setback changed from 15' to 25'.
4. The note on the sketch plan pertaining to drainage for phase 1 located on land for phase 2, be added to the general notes on the preliminary plat and final plat.

second by Larry Gardner. Passed Unanimously.

- (d) McFarlin Woods Section 5 and 6 – Site Plan Review- deferred until issues in previous sections have been addressed.

Motion by Joe Rossi to defer Site Plan Review on McFarlin Woods Sections 5 and 6 until issues in previous sections have been addressed, second by Bob Haines.

- (e) Bond Report – McFarlin Woods Sections 3 and 4 are the next bonds that will expire on 12/28/03. We will review these sections and decide if the existing \$105,000 for each section is sufficient to cover deficiencies in the developed areas.

#### Agenda VIII- Other Business

- (a) Paul Lebovitz spoke about a grant for funds to build the Nolensville Trail Project. If the grant is approved, the funds would become available in July of 2004. The grant will pay 0.80 cents on every dollar spent on the trails with the town paying the remaining 0.20 cents on the dollar.

Agenda Item IX – Adjournment – Frank Wilson called for the adjournment of the meeting at 8:37 p.m.

Minutes Approved on \_\_\_\_\_  
Date

\_\_\_\_\_  
Bob Haines, Secretary